



CITY OF BEAVERTON
Community Development Department
Development Services Division
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TYPE 2 NOTICE OF PENDING DEVELOPMENT APPLICATION

Date of Notice: December 9, 2004

Case File No. /Project Name: LD 2004-0025 Thomas Court 2-Lot Partition

Summary of Application: The applicant requests Land Division-Preliminary Fee Ownership Partition approval for the creation of two (2) lots from the existing parcel, which is approximately 0.92 acres. The applicant proposes each of the two (2) lots at approximately 20,000 sf each. The applicant also proposes improvements to the existing private drive, commonly known as Norse Street. The applicant proposes the partition to accommodate future development, although no development plans have been submitted at this time. Future development of the site will be subject to separate review and decision.

Due Date for Written Comments: December 27, 2004

Please reference the Case File Number and Project Name in your written comments. Mailed written comments should be sent to the Development Services Division, PO Box 4755, Beaverton, OR 97076. Written comments submitted in person should be delivered to the Development Services Division, 2nd Floor, Beaverton City Hall, 4755 SW Griffith Drive by 4:30 p.m. on the due date.

Staff Planner: Laura Kelly **Phone Number:** (503)526-2548

Facilities Review Committee Meeting Date: December 29, 2004

The Facilities Review Committee is not a decision-making body, but advises the Director on a project's conformity to the technical criteria specified in Section 40.03 of the Beaverton Development Code. The Committee then forwards a recommendation to the Director on the development application. The Director will issue a written decision approximately fourteen (14) calendar days after the Facilities Review Committee meeting.

Site Description:

Map & Tax Lot Number: Map 1S113BB Tax Lots 6900 & a portion of 6700

Site Address: 8345 SW Beaverton Hillsdale Highway

Zoning: Office Commercial (OC)

Neighborhood Association Committee: West Slope

Applicable Development Code Approval Criteria: Section 40.03 Facilities Review Committee, Section 40.45.15.4.C Preliminary Fee Ownership Partition

Documents and plans for the development application are available for review at the Beaverton Development Services Division, 2nd floor, Beaverton City Hall, 4755 SW Griffith Drive, between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday.

Please note: You are receiving this notice to advise you of a pending development application. Section 50.40.2 of the Beaverton Development Code requires the City to provide written notice of a pending Type 2 development application to the applicant, property owner, affected Neighborhood Association Committees (NACs), and owners of property within 300 feet on all sides of the property proposed for development, based on the most recent property tax assessment roll of the Washington County Department of Assessment and Taxation. **Please note that the failure of a property owner to receive notice does not invalidate a decision.** A public hearing on the application will not be held unless the Director's decision is appealed.